

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

606/539 ST KILDA ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

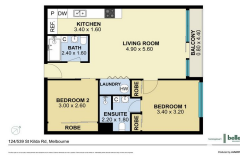
Date of sale

124/539 ST KILDA ROAD MELBOURNE VIC 3004	\$555,000	08-May-23
206/539 ST KILDA ROAD MELBOURNE VIC 3004	\$565,000	06-Apr-23
205/539 ST KILDA ROAD MELBOURNE VIC 3004	\$570,000	06-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 August 2023



**124/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$555,000** Sold Date **08-May-23**

Distance **0km**



**206/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$565,000** Sold Date **06-Apr-23**

Distance **0km**



**205/539 ST KILDA ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$570,000** Sold Date **06-Mar-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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